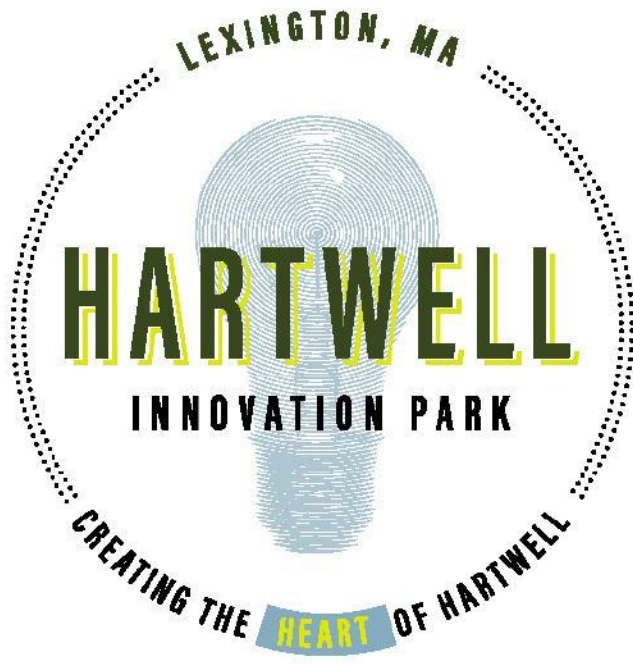


Welcome! The meeting will begin shortly



January 7, 2021
FOCUS ON:
Draft Zoning Bylaw





January 7, 2021
FOCUS ON:
Draft Zoning Bylaw



OUR TEAM



Carol Kowalski

**Assistant Town Manager
for Development**

Ckowalski@lexingtonma.gov



Sheila Page

**Assistant Planning
Director**

Spage@lexingtonma.gov



Amanda Loomis

Planning Director

Aloomis@lexingtonma.gov



Casey Hagerty

**Economic Development
Coordinator**

Chagerty@lexingtonma.gov



Sandhya Iyer

**Economic Development
Director**

Siyer@lexingtonma.gov



Stella Carr

**Sustainability
Director**

Scarr@lexingtonma.gov

FORUM WILL BE INTERACTIVE

RAISE YOUR HAND

To speak



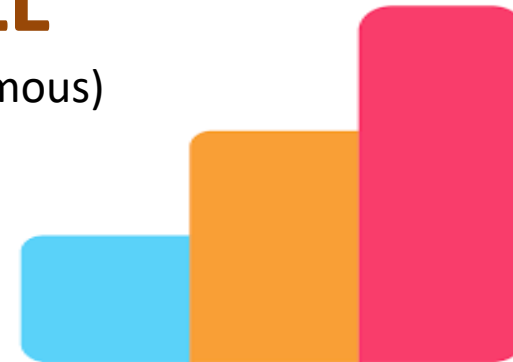
Q&A

(not anonymous)



POLL

(anonymous)



APPROVED

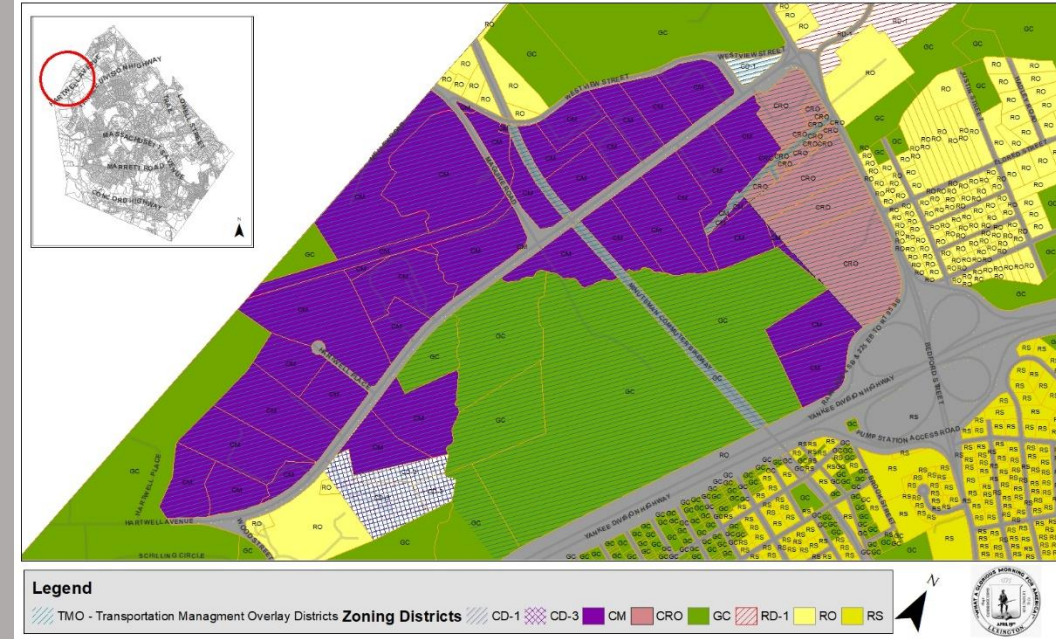
November 2020,
Special Town
Meeting

Hartwell Article 16

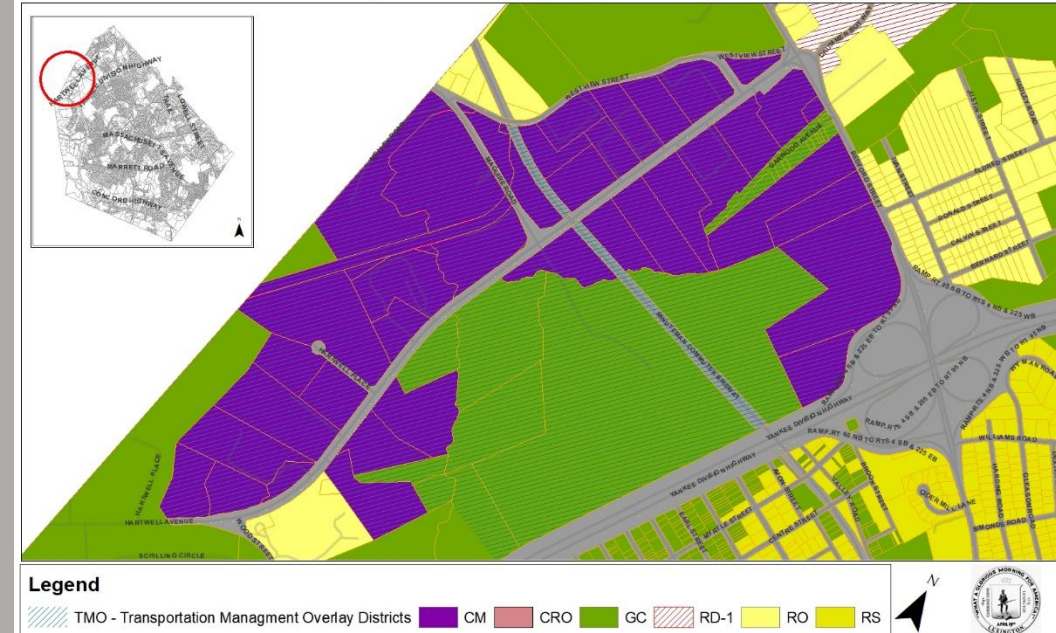
- Amend Schedule of Dimensional Controls
- Amend the Lexington Zoning Map
- Define Design Standards and Limitations

	CM
Minimum lot area	3 AC <u>20,000 SF(f)</u>
Minimum lot frontage in feet	200 <u>50(f)</u>
Minimum front yard in feet (a), (b), (h)	25 <u>NR</u>
Minimum side yard in feet	25 <u>15(f)</u>
Minimum rear yard in feet	25 <u>15(f)</u>
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	100 <u>50(f)</u>
Maximum nonresidential floor area ratio (FAR)	0.35(f) <u>NR</u>
Maximum site coverage	NR
Public and institutional buildings, maximum height: In stories: In feet:	NR 65 <u>115(f)</u>
Other buildings, maximum height: In stories: In feet:	NR 65 <u>115(f)</u>

Town of Lexington - Existing Zoning



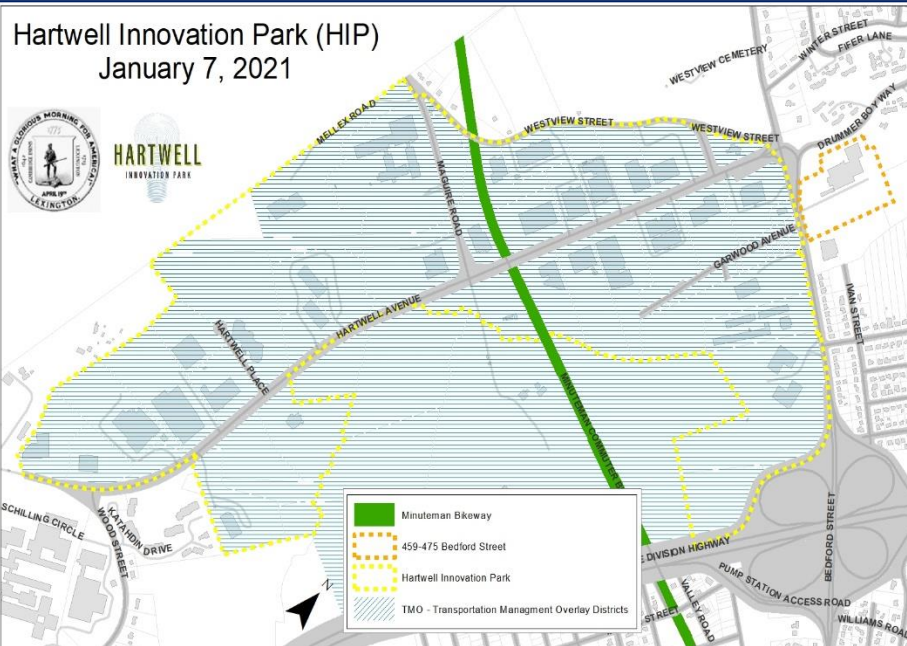
Town of Lexington - Zoning Approved Under Article 16



HIP Work Efforts

- Amend Zoning Bylaw
- Amend General Bylaw
- Amend Zoning Map
- Amend Planning Board Regulations

Hartwell Innovation Park (HIP)
January 7, 2021



HARTWELL INNOVATION PARK

HIP Zoning Bylaw

Table of Use

Identify which uses will be and will not be allowed in the HIP District – Focus on Life Sciences, Technology, Innovation

Dimensional Table

Revised under Article 16 of Special Town Meeting of 2020. Increase in density to allow for additional development and investment in parcels of land

Standards

Sets specific requirements for the layouts of projects – Focus on best management practices, site circulation, site design, landscape, transportation demand management, and sustainability measures

Permit Requirements

Set specific standards that developers must meet to obtain a permit for a project, transportation demand management, and sustainability measures

General Bylaw

Updates to the General Bylaws associated with the HIP Bylaw – Bylaws under review for updating includes the Tree Bylaw and the Stormwater Management Bylaw

Zoning Map

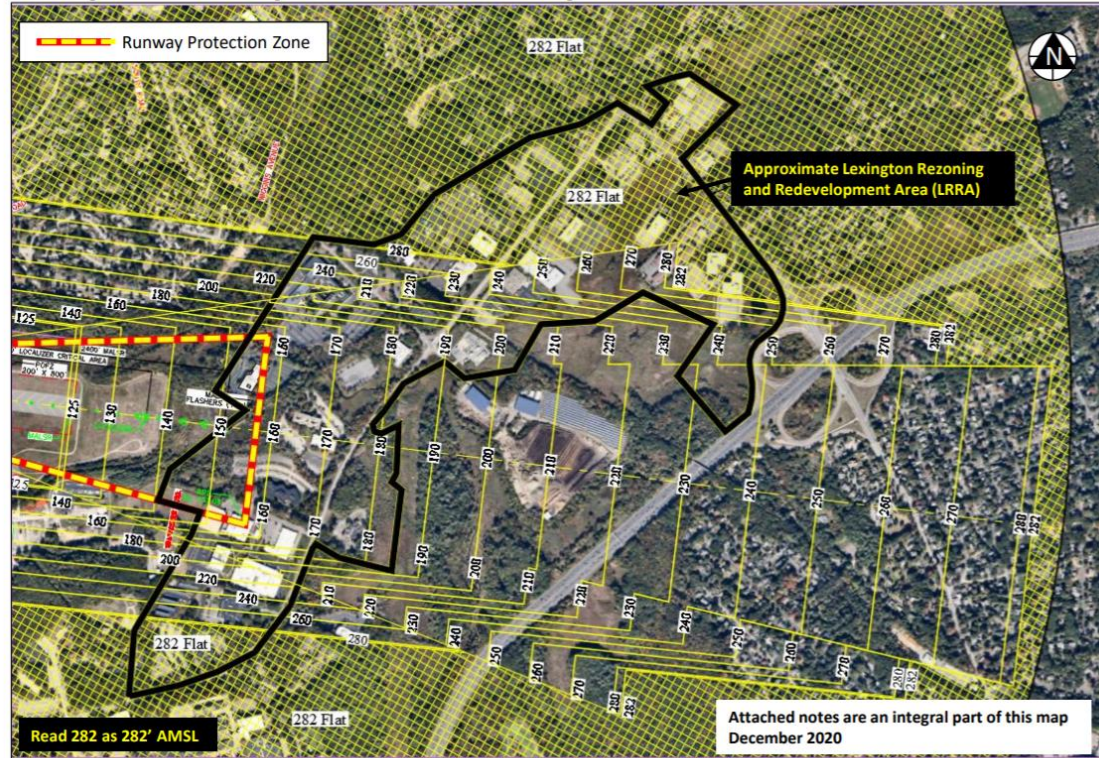
Update the Zoning Map to identify the parcels to be included in the HIP District – CM Parcels on Hartwell, Bedford, Westview, and Hartwell Place to HIP

PB Regulations

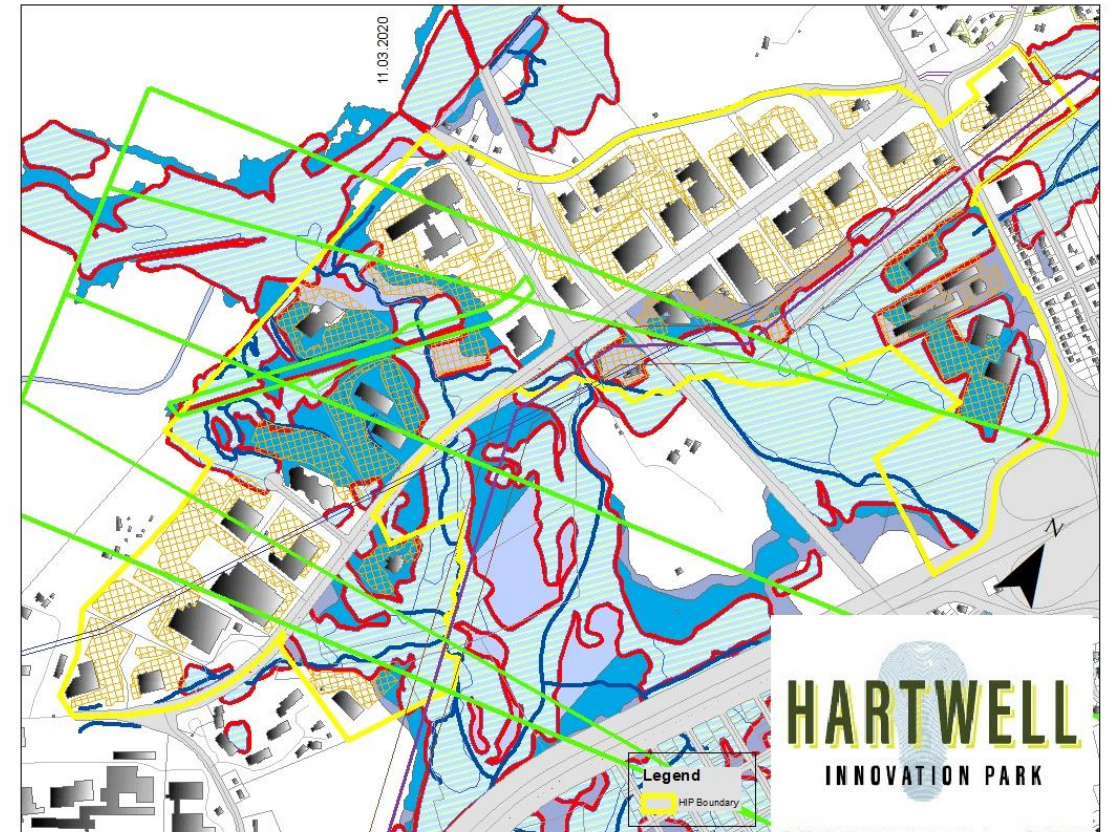
Guidelines that provide guidance to developers as to how the project should be designed. Plus a unique permitting process for the HIP

Constraints

Composite Map of Critical Airspace Surface over LRRA V 2.0



Version 2.0; December 2020

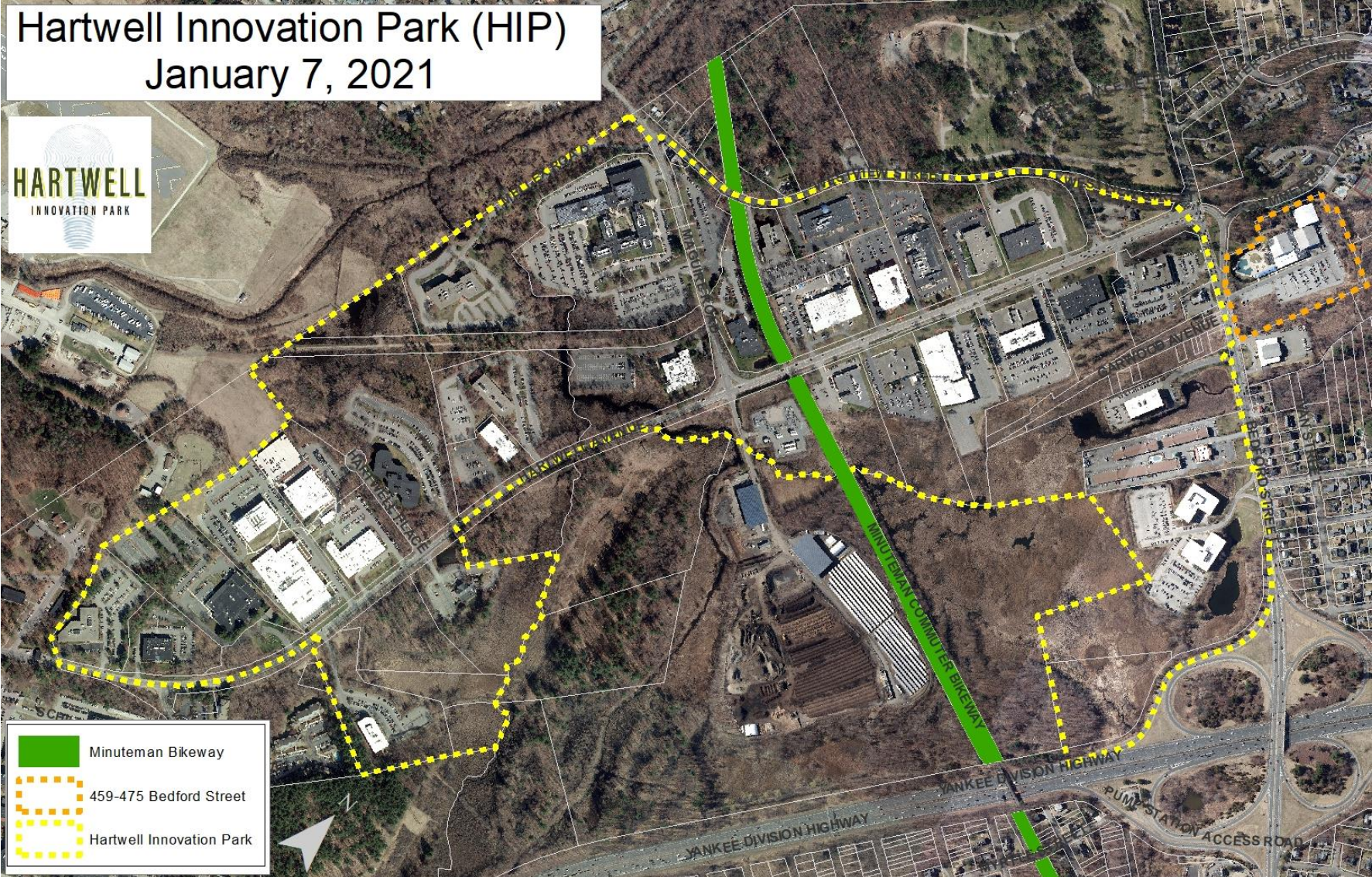




March 2021,
Annual Town
Meeting

Hartwell rezoning-I

- Development of Hartwell rezoning phase-I
- Update Zoning Map from CM to HIP District
- Development of Project Area Property Database



	Total Lot Area	Existing Building Footprint	Existing Parking Spaces (9x18) 7,343	Drive Isles (20' wide)	Existing	Potential Impervious Area (Total area Buildings, parking, driveways, sidewalks, etc.)
Square Feet	11,327,337	1,389,298.67	1,189,623.6	793,044	3,371,966.27	4,271,461.41
Acres	260.04 (100%)	31.89 (12.26%)	27.31 (10.50%)	18.20 (7.00%)	77.4	98.05



Design Guidelines

Post-ATM
Planning Board
Adoption

- Prepare outline for Design Guidelines to support the adopted vision
- Easy to read, checklist format that provide guidance to developers

HIP Design Guidelines

- Site Plan and Layout
- Building Placement and Orientation
- Building Height
- Façade Treatment
- Pedestrian Amenity Space
- Outdoor Amenity Space
- Signage
- Material Selection
- Sustainable Design
- Access and Parking



SITE SPECIFIC REVIEW

Hartwell Innovation Park (HIP) Project Review Process

Pre-Application Review

Timeline
Fifteen (15) Days

Applicant Works to Finalize Application for a Formal Submittal
(timeline dependent on Applicant)

Timeline
N/A

Application Submittal Review

Timeline
Five (5) Days

Development Review Team (DRT) Review
& Approval for Technical Parts of Project &
Public Notification

Timeline
Fifteen (15) Days

Planning Board Public Review
(max. two (2) meetings)

Timeline
Thirty (30) Days

FUTURE OF HARTWELL AVENUE:

Adding value to working, playing and living in Lexington

Hartwell Avenue : A Vision for the future

Building addition / New linkages



Opportunities

- More contemporary work environment for employees
- Outdoor amenities for residents
- Improved pedestrian and bike infrastructure
- Increased taxes for Town
- Sustainable buildings
- Improved transportation options

WHAT WE HEARD

Participants identified the following priorities:

- Make the district a “place for people”
- Increase sense of cohesiveness of district
- Green space, protect mature trees, nature paths

How will we achieve this?

- **Zoning** requires a **Pedestrian Amenity Area** to include trees, pedestrian amenities and walkways shall be provided along the frontage of all parcels.
- **Zoning** requires a minimum of 15% of developable lot area shall be devoted to **Outdoor Amenity Space** to include courtyards, street-side or rooftop terraces, habitat/natural space, plazas, etc.
- **Zoning** requires that projects incorporate accessible sidewalks, skybridges, pathways etc. to establish a **walkable campus**

WHAT WE HEARD

Participants identified the following priorities:

- Reflect a modern aesthetic (as opposed to the historic Town center); natural lighting, clean lines and color
- More condensed parking

How will we achieve this?

- **Zoning** requires **projects with multiple structures** incorporate varied heights, bulk, scales, and size
- **Zoning** requires that **first floor of facades** incorporate varied fenestration to ensure the design promotes activity and decreases the building scale at the pedestrian level, including bump-outs, entrances, sitting or eating areas, etc.
- **Zoning** strongly encourages **structured parking** is strongly encouraged and shall be located to the side or rear of the property
- **Zoning** requires that first floor of **parking structures** facing public rights-of-way be designed to create useable spaces (e.g. conference area, fitness center, etc.)

WHAT WE HEARD

Participants identified the following priorities:

- Decrease emissions produced by buildings
- Maximize non-car transportation options

How will we achieve this?

- **Site Plan Review** will include applying **sustainability principles**
- **Zoning** encourages buildings to be designed to meet **LEED certification** requirements.
- **Permitting Process** will require a **Parking and Transportation Management Plan** in order to obtain approval.
- **Zoning** will encourage an increase in **transportation mode shift options**

WHAT WE HEARD

Participants identified the following priorities:

- Visible sustainability (e.g. solar energy, recycling)
- Prioritize native species in green spaces

How will we achieve this?

- **Site Plan review** will apply **sustainability principles** including use of renewable energy sources
- **Zoning** requires that **roofs** be designed to incorporate green or blue roofs, solar or alternative energy
- **Zoning** requires that mature **trees** be preserved, street trees are installed every 20-30 feet and all trees removed 6 inch diameter or greater be replaced.

WHAT WE HEARD

Participants identified the following priorities:

- Reduce number of single occupancy vehicle trips
- More access to transit
- Safer access to the Minuteman Bikeway

How will we achieve this? Zoning and Permitting Process

- **Zoning** require **electronic vehicle charging stations** for a minimum of 10% of total parking spaces
- **Zoning** requires that Outdoor Amenity space include **passageways for pedestrians and bicycles**
- **Zoning** requires that the Pedestrian Amenity space establish **a transition from the public streetscape onto the property.**
- **Permitting** will require **Trip Reduction Plan** and/or a **Parking and Transportation Plan** in order to obtain approval. These will include mode shift goals and ways of achieving them.

HIP Process

Collaborate with the key stakeholders on zoning amendments and design guidelines



March 2021,
Annual Town
Meeting

Hartwell rezoning-I

- Development of Hartwell rezoning phase-I
- Collaboration with Citizens Petition
- Development of Project Area Property Database



Post-ATM
Planning Board
Adoption

Design Guidelines

- Prepare outline for Design Guidelines to support the adopted vision
- Hartwell specific Site Plan Review Application



March 2022,
Annual Town
Meeting

Hartwell rezoning-II

- Development of Hartwell rezoning phase-II that will focus on housing
- Collaboration with the SPRD Ad-Hoc Committee

Draft Zoning Bylaw

DISCUSSION

*Your
thoughts, ideas, examples*



HARTWELL INNOVATION PARK

QUESTION

What do you like best about what the Draft Zoning for HIP intends to achieve?

PLEASE TYPE YOUR ANSWERS IN THE CHAT



HARTWELL INNOVATION PARK

QUESTION

Is there anything that concerns you about the Draft Zoning (based on what you know) ?

**PLEASE TYPE
YOUR
ANSWERS IN
THE CHAT**



HARTWELL INNOVATION PARK

QUESTION

Is there anything about the Draft Zoning that you feel you need more information about?

**PLEASE TYPE YOUR
ANSWERS IN THE CHAT**



Questions &

Discussion





H IPLexington.com

#LexTalkHartwell

#H IPLexington

Upcoming Public Outreach

- Friday January 15th at 8am
- Thursday January 21st at 7pm
- Thursday February 4th at 8am

GET IN TOUCH



PHONE

781-918-3350



WEBSITE

Lexingtonma.gov/hartwell



SOCIAL MEDIA

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#LexTalkHartwell